

# Grant County Planning Commission

## June 12<sup>th</sup>, 2003

The June 12 2003 Special meeting of the Planning Commission was called to order by John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Nick Kinman, Bill Marksberry, Nancy Duley, Brooke Rider, Stephen Fritz, Stephen Mann, Marvin Faulkner, William Covington and Ray Erpenbeck.

There was a quorum present.

### ITEM 1. MAY MINUTES

William Covington made a motion to approve the meeting minutes for May, Nick Kinman seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### ITEM 2. ADMINISTRATORS REPORT

Jonathan stated a committee had looked into a firm to assist with payroll and accounting for the office.

Stephen Mann stated that he had talked to Hugh Pace about the payroll and accounting assistance that would be given to the office by his firm and he recommends hiring their firm starting July 1<sup>st</sup> of 2003.

Stephen Mann made a motion to hire Hugh Pace for Accounting and Payroll for the Commission Office, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### ITEM 3. WITHDRAWN

### ITEM 4: ZONE CHANGE - MERRYMAN A1 TO A2

APPLICANT: John Merryman

GENERAL LOCATION: An approximate 5 acre area located on the south side of KY Rt. 467, approximately 0.15 mile west of Osborne Rd.

REQUEST: to change the zoning of the property from A1 - Agricultural-One to A2 - Agricultural-Two.

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Mr. Merryman stated that the request was so that he could build a house on his father's farm.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against.

John Lawrence declared the public hearing closed.

Jonathan read the staff recommendation, which was approval of the zone change because the proposal is in compliance with the adopted Comprehensive Plan. Findings: 1. proposed development does "encourage the use of viable agricultural development." 2. roadway is sufficient enough to accommodate the amount of traffic that could be generated from the proposed zoning classification.

Stephen Mann made a motion to approve the request based on the staff findings in the staff report, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

### ITEM 5: ZONE CHANGE - OSBORNE A1 TO R1B

APPLICANT: Kathryn Osborne

GENERAL LOCATION: An approximate 4.2976-acre area located on the north side of Sunrise St., all of lots 17 thru 21 and lot 53 of the A.W. Conrad Subdivision -

REQUEST: to change the zoning of the property from A1 - Agricultural-One to R1B - Residential-One B.

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

Ms. Osborne stated that the lots are in an old subdivision from the 1960s and are currently zone agricultural. She said that the request would bring them up to the current zoning ordinance and the property cannot be farmed.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against.

John Lawrence declared the public hearing closed.

Jonathan read the staff recommendation, which was approval of the zone change because there have been major changes in physical and social nature that were not anticipated by the current Comprehensive Plan. Findings: 1. proposed development does not lend itself to commercial development because of the limited roadway capacity 2. proposed development is surrounded by a variety of residential densities that would severely limit the amount of commercial development on the property.

Bill Marksberry asked if this property was on the left just behind Hometown.

Mrs. Osborne stated that the property was behind Hometown across from Hampshire apartments.

Stephen Mann asked if there were any homes on the lots currently.

Mrs. Osborne stated that there were not any there now.

Stephen Mann asked if there were any homes around this area.

Mrs. Osborne state the roadway led back to the Fieldcrest Subdivision.

Stephen Mann asked what the zoning of Fieldcrest was and the difference in that zoning and the R1B zone.

Jonathan stated that the Subdivision was zone R1 and the differences were the lot sizes and setbacks and that they chose the R1B zone to give access to the rear lot.

Jonathan also stated that they had met with Doug Beckham concerning the zone change and this zone is what the applicant had chosen and he agreed with the decision.

Stephen Mann stated that if the R1B zone is 9000 square feet there could be 6 lots.

Mrs. Osborne stated that when the lots are created they would be brought before the commission for their approval.

Nancy Duley stated that her concern was that there were nice size lots with nice homes on them in Fieldcrest and that these could be small lots with small homes on them.

Jonathan stated that his concern was also that the higher density apartments would affect these lots across the road.

Stephen Mann made a motion to approve the request because it would fit into the classification in the area and the Comprehensive Plan did not anticipate the changes in the area, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

#### **ITEM 6: REVISION DIXIE HEIGHTS SUBDIVISION**

Bill Bresch stated that he purchased the property in February and this request is to create a buildable lot net to the house at 7 Lake St. in Williamstown.

John Lawrence read a letter from Erpenbeck engineers recommending approval of the plat.

John Lawrence asked what he was planning to put on the property.

Mr. Bresch stated that he did not know at this time.

Stephen Mann made a motion to approve the plat, Brooke Rider seconded the motion. A hand vote was taken all members in attendance of the meeting voting in favor of the motion. Motion passes.

#### **ITEM 7: GOLDA TEBELMAN ESTATE - PRELIMINARY AND FINAL**

Greg Mulberry stated that the request was to divide the 301 acres into 11 tracts all meeting the minimum requirements. He stated that they range from 10 to 127 acres.

John Lawrence read a letter from Erpenbeck Engineers stating that they recommend approval of the Preliminary and Final plat.

Nick Kinman made a motion to approve the preliminary plat, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

Nick Kinman made a motion to approve the final plat, Marvin Faulkner seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

#### **ITEM 8: GRANTLAND ESTATES - REVISION**

Gerry Hicks stated that some of the property owners had asked to buy the land behind their lots and in looking at it most already have out building on this portion. He said this plat is so that the property owners can buy additional land to add to their lots.

John Lawrence read a letter from Erpenbeck Engineers stating that they recommend approval of the plat.

Nick Kinman made a motion to approve the plan, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

**Item 9. Executive Session**

none

**Item 10. Adjournment**

Nick Kinman made a motion to adjourn, Stephen Fritz seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

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**JOHN LAWRENCE, CHAIRMAN - DATE**

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**NICK KINMAN, SECRETARY - DATE**